39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: 11-30-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires Nov. 30, 2002

Instr:200009010087028 Page: 1 OF 2
REC'D FOR REC 09/01/2000 3:17:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $521.70

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kellie P. Newman	Wells Frago Home Mortgage	76-14-20
(NAME)	(NAME)	
1201 Firefly Road	100 South 5th Street	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Minneapolis, MN 55402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rosalind A. Gebhard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kellie P. Newman married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of New Hope Meadows Phase II of record in Plat Book 6900, Page 724, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rosalind A. Gebhard, by deed of record in Book 10371, Page 916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Rosalind A. Gebhard by Terry DeSelms as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____.

unimproved ☐
This is improved ☒ property, known as 1201 Firefly Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of August, 2000.

Rosalind A. Gebhard by

Rosalind A. Gebhard

Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of August, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Rosalind A. Gebhard and who acknowledged that he executed the same as the free act and deed of the said Rosalind A. Gebhard, through Power of Attorney granted him by the said Rosalind A. Gebhard.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

